FOUR LAKES BOARD MEETING

Meeting Minutes
May 19, 2026
Online Meeting, 7:00 pm

Board Members Present:

Keaton White — Vice President (Acting President)
Chelsea Vogel
Curtis Murchison
David Prochazka
Pauline Bruce (Phone)
Sharon Ayers
Kevin Bray
Vivienne Geyvers

Additional Attendees:

Rod Case – Treasurer
Bob Liebling
Mark Somnis
Maureen Berberian
Scott Hufford
Grayson Ohnstad

A. Call to Order

Meeting called to order by Keaton White.

B. Approval of Minutes

April 2026 Annual Meeting minutes were reviewed. Motion to approve was made by Chelsea Vogel and seconded by David Prochazka. Motion passed.

C. Open Time for Member Comments and Feedback

No community member comments were raised during open forum.

D. Financial Report – Rod Case

Rod Case presented the financial report, noting that the association currently holds a substantial cash balance. Per the board's prior instruction, Rod invested approximately $50,000 of reserve funds into a 4% Certificate of Deposit and an additional $14,000 into a money market fund earning approximately 2.5%, both representing an improvement over standard savings rates.

Recent expenditures included $478 for the Easter event (logged under Entertainment) and the board and officer insurance premium, bringing both insurance policies current for the year. Nanobubbler repair costs have been partially logged, with additional invoices pending. Dave Spencer's invoice of $2,200 for de-icing services performed in late December and early January was also received; this amount will appear under Snow and Ice Control in next month's report.

Under the Water budget, the state license renewal was paid at $417, an increase from the prior year. Rod also noted that a copy of the renewed state water license was dropped in Mark Somnis's mailbox; Mark was unable to confirm receipt and Rod will provide another copy if needed.

Two property owners have paid the 2027 special assessment, resulting in $3,400 allocated to Roads and $600 to Lakes and Community Property—a total of $4,000 to be deposited and reflected in next month's report.

E. Roads Update

Scott Hufford reported that a volunteer storm cleanup effort approximately two weeks prior successfully removed four to five trailer loads of debris. Vegetation maintenance along road shoulders is expected to continue through the summer.

A concern was raised about possible road failures developing on the cul-de-sac road heading up the hill off Loop Road, based on a post from resident Ryan Arnt. Chelsea Vogel confirmed she had seen the post on Facebook and had planned to raise it at the meeting. Sharon Ayers agreed to contact Keith Renfrew, who has an existing relationship with the paving contractor's foreman (Dennis), and Rod Case will forward any relevant email if he can locate it. Sharon also has contact information for Dennis on file.

Bob Liebling reported that potholes near the entry road speed bump are recurring and need to be refilled again. He will coordinate with Keith Renfrew and Pauline (who maintains the volunteer list) to arrange a repair crew. Rod Case also noted that the speed bump painting project has been completed on most bumps. The speed bump on the main entry road was not included in the original paving arrangement and will be addressed separately as part of 2027 repaving work; the necessary stencils are believed to be in the possession of the Morrises.

Sharon Ayers reiterated the ongoing need for a Roads Committee chair. Keith Renfrew has been willing to handle certain tasks but has communicated that he will not take on the full chair responsibilities.

F. Lakes Update

Bob Liebling reported that Heron Lake was treated for algae the day prior. Pondweed treatment for all lakes is planned for the end of July, when growth is typically at its peak; Heron Lake is experiencing particularly heavy pondweed this year due to the mild winter. Scott Hufford confirmed the growth has been significant on Heron Lake, though no additional early treatment will be scheduled for Heron Lake alone as it would likely have little benefit for the increase in cost due to the likelihood of having to treat twice in one year.

Bob also noted that phosphate treatment (used to address anaerobic nutrients at lake bottoms) has been postponed until early August when lake levels are lower and no longer flowing between lakes. A recent state rule change requires additional monitoring if treated lakes are interconnected, which would substantially increase costs; treating at lower water levels avoids this requirement.

Regarding the bubbler, Ken is sourcing a replacement part for a component that has failed. In the interim, he plans to clean the existing part to restore partial functionality.

A beaver was observed building a dam on the creek near Mallard Pond as of the day of the meeting. The board noted the return of beaver activity and will monitor the situation.

G. Water Committee Update – Mark Somnis

Water meter readings are scheduled for the upcoming Saturday, May 23rd, at 8:30 am at the gazebo. Approximately five or six volunteers are expected to participate, including Grayson Ohnstad. Community members interested in learning the meter reading process are welcome to attend.

The well site generator service has been scheduled for June 19th (Friday) at 10:00 am. Mark Somnis and Pat will be on site to meet the technician.

H. Communications

No items reported. Pauline Bruce was present by phone but had nothing to add.

I. Nominating Committee

Grayson Ohnstad expressed interest in joining the board via email prior to the meeting. He introduced himself to attendees, noting that he and his family are building on the former “cow property” on the loop road and hope to be living there full-time before year’s end. A vote on his appointment was held in executive session following the close of the regular meeting, where he was elected to serve on the board.

J. Entertainment

No updates from the entertainment committee. The next planned event is anticipated to be a summer water activity (e.g., a splash event) once warm weather is established.

K. Hospitality – Chelsea Vogel

Chelsea Vogel acknowledged a message from Rod Case regarding a new family moving in on the loop road cul-de-sac and confirmed she will reach out to welcome them. She also noted another home in the community has recently been listed for sale.

L. Community Property – Maureen Berberian

Mowing of the front lawn resumed this week after a gap, with service scheduled approximately every two weeks going forward. Maureen confirmed that the contractor (Alejandro) will invoice her directly, and she will forward invoices to Rod Case for payment.

Resident Josh Mason submitted a request regarding the community property area, as he is planning a wedding there on June 1st. He proposed trimming the hops on the arbor (in coordination with Keith, who helped plant them), cutting back additional blackberries, and doing supplemental mowing for the event. He also asked whether parking on the grass would be permitted given that conditions are expected to be dry.

The board was supportive of the volunteer beautification work and grass parking on a one-time dry-weather basis. Sharon Ayers confirmed that Josh had been made aware of the need to avoid any work requiring permits and to be careful around the arbor. Maureen suggested connecting with Josh to see if additional volunteer help could be arranged to address blackberry growth more broadly in the area.

The wedding date overlaps with a school day, so bus stop access must remain clear. Josh confirmed he will reserve space for parents doing afternoon pickups and will mark designated parking areas. Chelsea Vogel noted that the end cap outside the parking lot gate should suffice for the small number of families who do afternoon pickups and offered to communicate this to other parents.

Keaton White will email Josh to confirm the board's approval of the grass parking request.

A separate item was raised by Scott Hufford regarding vehicles being parked in the community parking lot for extended periods (five or more days) by residents doing construction or renovation work. The board discussed the matter and agreed not to establish a hard time limit at this time, as instances have been infrequent. The consensus was that residents should notify the board when parking a vehicle there and should place a note in the windshield identifying the owner. Posting to Facebook to notify the community was also encouraged. Chelsea Vogel agreed to follow up with the current vehicle owner regarding her timeline and to ask about displaying a Four Lakes sticker.

Bob Liebling proposed installing memorial plaques at the gazebo to honor two longtime community members who have passed away: Terry Dashines and Evan Lertton. A brass plaque currently exists at the gazebo for Charlie Schaefer. Redmond Trophy quoted $27.50 per plaque; American Trophy in Bellevue quoted approximately $35. A motion to approve the expenditure was made by David Prochazka and seconded by Keaton White. Motion passed. Bob Liebling will use the association debit card (to be provided by Rod Case) and purchase from Redmond Trophy.

M. Old Business

WUCIOA Vote: The prior vote was conducted with an improper ballot format. Keaton White will contact the association's legal counsel to request a corrected secret ballot structure and updated instructions. No additional charge is expected, as the attorney provided the incorrect format initially. Once the corrected materials are received, ballots will be printed with instructions and delivered to the community for a proper secret ballot vote.

N. New Business

Secretary Position: With Sharon Ayers stepping down as Board President, Keaton White has been managing both vice presidential and presidential duties as well as secretary responsibilities. Keaton requested that a board member volunteer to take on the secretary role. Rod Case suggested that secretary duties align naturally with the Communications role. No volunteer was identified at this meeting; board members were encouraged to consider stepping forward.

O. Next Monthly Meeting

The next monthly board meeting is scheduled for Tuesday, June 23rd at 7:00 pm. Calendar invites have been automated and will go out to board members one day in advance.

P. Adjournment

Meeting adjourned by motion from Sharon Ayers, seconded by Keaton White. Board members remained for executive session.